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06 September 2024

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

FAO Angela Leckie

Dear Angela

No. 3 Circle Square, Manchester – Application for Non-Material Amendment to Planning Permission Reference 134288/FO/2022

On behalf of our client, Bruntwood Circle Square 12 Ltd (the "Applicant"), we hereby submit an application under Section 96a of the Town and Country Planning Act 1990 (as amended) to make a Non-Material Amendment ("NMA") Application for architectural and landscaping amendments to No.3 Circle Square (Planning Permission ref: 134288/FO/2022) (the "Application").

1 The Site

The Site sits at the southern edge of Manchester City Centre within the Circle Square Masterplan. It is bound by Newman Street (formerly Brancaster Road) to the north, Princess Street to the east, Cloak Street and the Mancunian Way to the south and Manchester Technology Centre to the West ('the Site').

2 Planning History

Planning permission for No.3 Circle Square was granted on 04 November 2022 under planning permission reference 134288/FO/2022 (the "Planning Permission"). The Planning Permission provided consent for the creation of a 15-storey building with office use and ancillary flexible commercial uses, together with associated works. The description of development as stated on the decision notice for the Planning Permission (ref: 134288/FO/2022) is as follows:

"Erection of 15 storey building comprising office space (Use Class E(g)(i)) and ancillary flexible commercial uses (Use Class E), rooftop terrace, highway works, landscaping, and other associated works."

Since the grant of the Planning Permission (Ref: 134288/FO/2022), it has been subject to 1no. non-material amendment (NMA) application (Ref: 136085/NMC/2023) – approved on 23 February 2023, to amend the time trigger of Condition 10 (Drainage) attached to the Planning Permission (Ref:

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134288/FO/2022) and the addition of 1no. Condition in relation to a flood emergency plan. This condition now forms Condition 43 attached to the Planning Permission (Ref: 134288/FO/2022).

3 Proposed Amendments

Following the grant of the above NMA n 134288/FO/2022, the consented scheme has been subject to further detailed design development, incoming occupier requirement, and constraints in tree planting. As a result of this process, a number of architectural and landscaping amendments are proposed to support the development of the consented scheme.

The proposed amendments that are the subject of this Application are summarised here and set out in detail below:

- Architectural amendments to facilitate incoming occupier requirements, including the following layout and elevational changes:
    - Re-arrangement to ground floor and mezzanine level to facilitate incoming occupier requirements, which includes the removal of commercial unit 3.
    - Elevational changes to ground floor and roof level to accommodate associated architectural changes.
    - Re-arrangement to level 14 and roof level to facilitate incoming occupier requirements.
- Soft and hard landscaping amendments, including:
    - Removal/relocation of trees.
    - Materials changes in Symphony Gardens and Newman Street raised table area.
    - Commercial Units 1 and 2 external terrace changes.
    - Visual screening for underground sub-station.
- Update to condition wording.

3.1 Incoming Occupier Requirements - Architectural Amendments

Due to incoming occupier requirements, various architectural amendments are therefore required, as summarised below:

- Ground and mezzanine floor layout changes – Commercial unit 3 is required to be repurposed to facilitate incoming occupier requirements for a dedicated reception entrance.
    - At the ground floor level this has resulted in the reconfiguration of existing back-of-house spaces, the loss of commercial unit 3 and the introduction of an internal dividing wall.
    - At mezzanine level, it is proposed that this area decrease in size to provide a larger double-height space for the reception area on ground floor (with the space previously providing back of house space for commercial unit 3).

- Symphony Gardens elevation changes (ground floor) – a revolving door and a power assisted pass door are proposed in lieu of the approved double glazed door, to support the creation of a dedicated reception area.

    - This is required to accommodate peak flow rate access into the building, and to minimise impact of draughts on the thermal efficiency of the building.

    - Please refer to the options appraisals included on the in the Design and Access Statement Addendum prepared by Bridge Architect, which provides further justification and design development for this requirement and proposed location of the revised doors.

- Cloak Street elevation changes (ground floor) – as a result of the reconfiguration to the back-of-house area on the ground floor level, elevational changes are proposed along the south elevation of the building:

    - Originally proposed entrance double doors of internal electricity substations to be amended to bi-fold doors.

    - This is to respond to the existing limited pavement width and the 24 hours parking requirement of electricity maintenance vehicles in proximity to the substations.

- Level 14 layout changes – to accommodate the incoming occupier requirements internal layout changes are proposed, alongside the creation of a new external terrace.

    - Internal layout of level 14 is proposed to be amended to separate out the western section of the floor, with an external terrace forming part of occupier demise.

    - The external terrace in the north east corner is proposed to be maintained for use by other occupiers of the building, this utilises space previously occupied by internal amenity space.

- Roof level layout changes – as a result of the proposed north east external terrace, layout changes are proposed at roof level to create an additional void over the fully-opened area of the terrace and to accommodate the existing required number of photovoltaic panels.

- Newman Street and Princess Street façades elevational changes (level 14) – as a result of the layout changes to the north east external terrace, there is a minor changes to Newman Street and Princess Street façades elevations at level 14.

  Please refer to Design and Access Statement addendum prepared by Bridge Architects, submitted in support of this Application, for details.

3.2 Landscaping Amendments

Various landscaping design amendments are required following detailed design development, summarised as follows:

- Soft landscaping – as a result of detailed design development soft landscaping amendments are required.

- 4no. of trees along Princess Street are proposed to be removed due to clashes with an existing retaining wall discovered during site excavation.

- 2no. trees on Cloak Street are proposed to be removed due to clashes with existing underground services.

- 1no. tree along the western site boundary is proposed to be removed due to clashes with underground services and to facilitate building maintenance.

- As a result of ongoing liaison with Electricity North West (ENW), 7no. trees around the perimeter of the above-ground sub-station (southern corner of the Site) are required to be omitted. At the time of writing formal confirmation from the ENW could not be obtained, however, please refer to Appendix 01 and 02 within the Landscape Design & Access Statement Addendum prepared by Planit-ie, for email correspondences with the ENW to the effect of the above.

- 3no. trees are re-provided within Symphony Gardens.

Table 1 Total Number of Trees (As Approved and As Proposed)

	As Approved (Ref: 134288/FO/2022)	As Proposed
Total no. of trees	58	47 (total loss of 11 trees)

- As a result of the wind testing exercise, locations and species of trees within Symphony Gardens are proposed to change. For details, please refer to Tree Planting Plan (Ref: L014-PIE-99-ZZ.00-D-L-000004-P14) submitted in support of this Application.

- Options testing – Considerations and options testing has been carried out for the re-provision of removed trees within the Site. Vehicular tracking and existing underground services prevent any further tree planting along Newman Street, Cloak Street, Princess Street, or along the building façades. Further additional tree planting within Symphony Gardens has also been considered and is considered unsuitable as it might result in issue of overcrowding of canopies and the loss of lawn areas which are essential element of the Symphony Gardens.

  For details, please refer to Landscape Design & Access Statement Addendum prepared by Planit-ie, submitted in support of this Application.

- Impact to Wind Microclimate – A boundary layer wind tunnel study has been carried out to assess the impact of the proposed softworks amendments on the wind microclimate, where it was concluded that wind conditions around the consented scheme (Ref: 134288/FO/2022) will remain suitable in terms of pedestrian safety and comfort. Overall wind conditions will remain consistent with the original wind assessment (approved by the Planning Permission).

  For further detail, please refer to Wind Microclimate Addendum (prepared by Nova Fluid Mechanics), submitted in support of this Application.

- Hand landscaping – as a result of detailed design development hard landscaping amendments are required.

    - Symphony Gardens – Raised steel planter edges have been introduced within Symphony Gardens to provide additional structural elements. Footpaths within Symphony Gardens are proposed to be paved with material of a lighter colour tone in order to offset the planting and create a more "garden" atmosphere to Symphony Gardens.

      Due to an amendment to the underground substation located immediate south of Symphony Gardens (discussed in detail below), an additional footpath is incorporated into Symphony Gardens improve access between the Manchester Technology Centre and the multi-storey carpark to the north of the Site.

    - Newman Street raised table material – From operational experience, the Applicant is proposing a change in material for the Newman Street raised table area. The proposed material will be able to achieve a more robust surface finish that withstands wear and tear caused by heavy duty vehicles.

    - Commercial Units 1 and 2 external terrace – External terraces to commercial units 1 and 2 were approved by the Planning Permission as a connected "thoroughfare" external terrace area. Further design development has occurred to this particular area and simplified to form dedicated, separate external terraces to each of the commercial units.

      The steps connecting the two external terraces (as approved) are proposed to be omitted, with balustrades incorporated to prevent fall from the level change and to provide an opportunity to include dedicated outdoor seatings associated with each commercial unit.

    - Underground sub-station Visual Screening – The underground sub-station was approved by the Planning Permission with a structure atop (overground) for additional storage and to visually screen the above-ground sub-station further south of the Site, when viewed from the north.

      Ongoing liaison with the ENW has concluded that the approved structure atop the underground substation would not be acceptable. The above-ground sub-station is proposed to continue to be screened by way of a timber fence and enhanced with green climbers.

      Full design intent of the timber fence and green climber enhancement is included within the Landscape Design & Access Statement Addendum prepared by Planit-ie, submitted in support of this Application.

      As per above, at the time of writing formal confirmation from the ENW could not be obtained, however, please refer to Appendix 01 and 02 within the Landscape Design & Access Statement Addendum prepared by Planit-ie, for email correspondences with the ENW to the effect of the above.

3.3 Summary

The principle of use established by the Planning Permission (Ref: 134288/FO/2022) is unchanged as a result of the proposed amendments, summarised above. In addition, the proposed use, sitting, density of the consented scheme remains unchanged.

4 Update to Condition Wordings

As various updated supporting information has been submitted as part of this Application, it is requested that the wording of conditions 2, 6, 8, 32, 33, 34, and 40 (attached to Planning Permission Ref: 134288/FO/2022) be updated in order to the facilitate proposed amendments, detailed within this letter.

Full schedule of proposed condition wordings is enclosed within this Covering Letter as Appendix A.

5 Planning Policy and Guidance

Full consideration of the consented scheme against the planning policy framework is considered within the original Planning Statement prepared by Deloitte, approved by the Planning Permission (Ref: 134288/FO/2022).

The proposed amendments under this Application do not affect the previous assessment of the proposals approved under the Planning Permission Ref: 134288/FO/2022. The approved land uses, building footprints, parameters under the Planning Permission Ref: 134288/FO/2022 remain unchanged.

The National Planning Policy Framework (NPPF) forms a Material Consideration in the determination of this Application and was updated in December 2023.

The relevant Local Development Plan has changed in part since the granting of the Planning Permission with the addition of the Places for Everyone Plan (March 2024) and the Addendum to the Manchester Core Strategy (2024).

The proposed amendments have been reviewed in the context of the updates to relevant planning policy and material considerations and it is concluded that there have been no changes which would affect the consideration of this Application. For completeness, an assessment of the relevant additional requirements set by the Places for Everyone Plan (March 2024) has been outlined below:

Strategy: Policy JP-Strat2 supports the important role the City Centre plays in supporting business and economic development. As such, the consented No.3 Circle Square scheme is compliant with the policy requirement as it is bringing forward much needed, high quality office accommodation in the City Centre.

Places for Jobs: The consented No.3 Circle Square scheme will help supporting economic growth by aligning with objectives set out by Policy JP-J1 ‘Supporting Long-Term Economic Growth’ by contributing to a thriving, inclusive, and productive economy.

Greener Places: The consented No.3 Circle Square scheme will continue to make enhancements to local biodiversity (Policy JP-GG8 A Net Enhancement of Biodiversity and Geodiversity) through the various landscaping features and the extensive tree plantings.

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6 Pre-Application Consultation

The consented scheme was subject to a comprehensive process of pre-application public and stakeholder engagement, including engagement with MCC Planning Officers, Local Ward Councillors, Greater Manchester Police, MCC Highways, MCC Environmental Health Officers, local businesses and local residents. The consented scheme was also subject to statutory consultation during the determination period of the Planning Permission (Ref: 134288/FO/2022).

This Application is submitted following pre-application consultation with the planning case officer, Ms. Angela Leckie (MCC) on 2 July 2024. During this pre-application meeting it was agreed that the proposed amendments could be applied for via a Section 96a Application (NMA) to the Planning Permission (ref: 134288/FO/2022). The proposed amendments were also agreed in-principle.

7 Application Submission

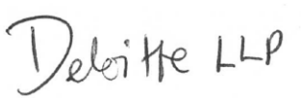
This Application comprises this Covering Letter and the following documentation:

- Application Form and Notices prepared by Deloitte;
- Application Drawings (detailed in Appendix B) prepared by Bridge Architects and Planit-ie;
- Wind Microclimate Addendum dated August 2024 prepared by NOVA Fluid Mechanics Ltd;
- Landscape Design and Access Statement (Ref: L014-PIE-90-ZZ.00-T-L-000014-05) prepared by Planit-ie; and,
- Non-Material Amendment Design and Access Statement (Ref: 0256-CS3-BAR-03-XX-RP-A-0010) prepared by Bridge Architects.

Payment of the planning application fee in the sum of £293, in addition to the prerequisite Planning Portal administrative fee, has been made directly to Manchester City Council under Planning Portal Reference PP-12433284. I would be grateful if you could please confirm receipt of this fee.

We would be grateful if you could notify us of validation of the Application and please do not hesitate to contact my colleagues Rachel Poole (rpoole@deloitte.co.uk / 0161 455 6272) or Jemma Brabrook (jbrabrook@deloitte.co.uk / 0161 455 6903).

Yours sincerely



For Deloitte LLP

Encl.
Appendix A – Proposed Condition Wordings
Appendix B – List of Updated Plans and Drawings

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Appendix A – Proposed Condition Wordings

Update to the Approved Plans Condition (Condition 2)

Condition 2 attached to Planning Permission 134288/FO/2022 states that the development shall be carried out in accordance with the approved plans listed.

In order to facilitate the proposed amendments summarised above the relevant approved plans have been updated and submitted as part of this application to reflect the changes.

On the basis of the above it is requested that the wording of Condition 2 be updated, to account for the updated or new drawing references detailed in Appendix B.

Update to the Other Conditions

In order to formalise the proposed amendments aforementioned, we propose also to amend the wording of Conditions 6, 8, 32, 33, 34, and 40 as outlined in Table 2 below:

Table 2 Approved and Revised Condition Wordings

#	Approved Condition Wording	Revised Wording	Comment
6 – Public Realm Sample Panels	*Notwithstanding the documents detailed in condition 2, prior to the commencement of development a programme for submission of final details of the public realm works and highway works as shown in Dwgs 1502A-PLA-XX-XX-DR-L-0001 REV P06, 502A-PLA-XX-XX-DR-L-0002 REV P04, 1502A-PLA-XX-XX-DR-L-0003 REV P04, 1502A-PLA-XX-XX-DR-L-0004 REV P04 , 1502A-PLA-XX-XX-DR-L-0005 REV P05, 1502A-PLA-XX-XX-DR-L-0006 REV P04, 1502A-PLA-XX-XX-DR-L-0007 REV P04 and 1502A-PLA-XX-XX-DR-L-0008 REV P04 all stamped as received on 06-07-22 shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe and details of when the following details will be submitted.* *For the avoidance of doubt the development should be delivered in accordance with the approved programme and should not be occupied unless or until the public realm works are completed.* *(a) Details of (a) all hard (to include use of natural stone or other high quality materials) and (b) all soft landscaping*	*Notwithstanding the documents detailed in condition 2, prior to the commencement of development a programme for submission of final details of the public realm works and highway works as shown in Dwgs L014-PIE-90-ZZ.00-D-L-000001-P17, L014-PIE-90-ZZ.00-D-L-000002-P14, L014-PIE-90-ZZ.00-D-L-000003-P12, L014-PIE-90-ZZ.00-D-L-000005-P16, L014-PIE-94-ZZ.00-D-L-000008-P10, L014-PIE-96-ZZ.00-D-L-000007-P10, L014-PIE-97-ZZ.00-D-L-000006-P11 and L014-PIE-99-ZZ.00-D-L-000004-P14 all stamped as received on [MCC to insert date] shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe and details of when the following details will be submitted.* *For the avoidance of doubt the development should be delivered in accordance with the approved programme and should not be occupied unless or until the public realm works are completed.* *(a) Details of (a) all hard (to include use of natural stone or other high quality*	Wording updated to reflect updated landscaping plans.

#	Approved Condition Wording	Revised Wording	Comment
	works (excluding tree planting) which demonstrably fully consider and promote inclusive access (including older and disabled people); *(b) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include, the choice of planting species within the public realm, where detailed design allows bat boxes and brick, bird boxes and areas of sensitively designed lighting provide opportunities areas within the site for use by bats and moths to include input from a qualified ecologist and which demonstrates Biodiversity Net gain across the site;* *(c) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design and details of on going maintenance;* *(d) Details of how surface water from the public realm would be managed within the public realm though Suds interventions such as infiltration, swales, soakways, rain gardens and permeable surfaces;* *(e) Location and design of all street furniture including seating, lighting, bins, handrails, recycling bins, temporary gates, boundary treatments, planters all to include features which fully consider and promote inclusive access (which includes older and disabled people);* *(f) Lighting around and within the site (which includes for consideration of older and disabled people and any biodiversity features installed for bats) and how it has been designed to increase opportunities for roosting bats; and* *(g) A management and maintenance strategy for the public realm and who would be responsible for the day to day management and maintenance of these areas including ensuring ongoing*	*materials) and (b) all soft landscaping works (excluding tree planting) which demonstrably fully consider and promote inclusive access (including older and disabled people);* *(b) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include, the choice of planting species within the public realm, where detailed design allows bat boxes and brick, bird boxes and areas of sensitively designed lighting provide opportunities areas within the site for use by bats and moths to include input from a qualified ecologist and which demonstrates Biodiversity Net gain across the site;* *(c) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design and details of on going maintenance;* *(d) Details of how surface water from the public realm would be managed within the public realm though Suds interventions such as infiltration, swales, soakways, rain gardens and permeable surfaces;* *(e) Location and design of all street furniture including seating, lighting, bins, handrails, recycling bins, temporary gates, boundary treatments, planters all to include features which fully consider and promote inclusive access (which includes older and disabled people);* *(f) Lighting around and within the site (which includes for consideration of older and disabled people and any biodiversity features installed for bats) and how it has been designed to increase opportunities for roosting bats; and* *(g) A management and maintenance strategy for the public realm and who would be responsible for the day to day management and maintenance of*	

#	Approved Condition Wording	Revised Wording	Comment
	maintenance of provision of access for disabled people. *The detailed scheme shall demonstrate adherence to the relevant sections of DFA2 and MCC-recommended guidance in relation to Age Friendly Public Realm including AgeFriendly Seating and Sense of Place and the Alternative Age-Friendly Handbook.* *and shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above.* *If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.*	*these areas including ensuring ongoing maintenance of provision of access for disabled people.* *The detailed scheme shall demonstrate adherence to the relevant sections of DFA2 and MCC-recommended guidance in relation to Age Friendly Public Realm including AgeFriendly Seating and Sense of Place and the Alternative Age-Friendly Handbook.* *and shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above.* *If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.*	
8 – Opening Hours (Level 14 Terrace)	*The external terrace areas on the 14th floor as shown in dwg 0256-CS3-BAR-03-14-DR-A-05-0123 P03 shall only be accessible between the following hours:* *07.00 and 23.00 Monday to Friday;* *08.00 to 23.00 Saturday; and* *09.00 to 23.00 Sunday.*	*The external terrace areas on the 14th floor as shown in dwg 0256-CS3-BAR-03-14-DR-A-05-0123 P04 shall only be accessible between the following hours:* *07.00 and 23.00 Monday to Friday;* *08.00 to 23.00 Saturday; and* *09.00 to 23.00 Sunday.*	Updated wording to reflect updated Level 14 GA Plan.
32 – Commercial Unit Management Strategy	*In the event that any of the commercial units, as indicated on drawing 0256-CS3-BAR-03-00-DR-A-05-0120 P03 are occupied as an restaurant (Class E) or Drinking Establishment (Sui Generis) use, prior to their first use the following details must be submitted and agreed in writing by the City Council, as Local Planning Authority. A Management Strategy for patrons and control of any external areas. For the avoidance of doubt this shall include:* **An Operating Schedule for the premises (prevention of crime and*	*In the event that any of the commercial units, as indicated on drawing 0256-CS3-BAR-03-00-DR-A-05-0120 P05 are occupied as an restaurant (Class E) or Drinking Establishment (Sui Generis) use, prior to their first use the following details must be submitted and agreed in writing by the City Council, as Local Planning Authority. A Management Strategy for patrons and control of any external areas. For the avoidance of doubt this shall include:* **An Operating Schedule for the premises (prevention of crime and*	Updated wording to reflect updated ground level GA Plan.

#	Approved Condition Wording	Revised Wording	Comment
	disorder, prevention of public nuisance, Management of smokers) **Details of a Dispersal Procedure* ** Mechanism for ensuring windows and doors remain closed after 9pm* *The approved scheme shall be implemented upon first use of the premises and thereafter retained and maintained. The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E).*	*disorder, prevention of public nuisance, Management of smokers)* **Details of a Dispersal Procedure* ** Mechanism for ensuring windows and doors remain closed after 9pm* *The approved scheme shall be implemented upon first use of the premises and thereafter retained and maintained. The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E).*	
33 – Door Openings	*No doors (other than those designated as fire exits and ground floor bin store shown on plan 0256-CS3-BAR-03-00-DR-A-05-0120_P03) shall open outwards onto adjacent public highway.*	*No doors (other than those designated as fire exits and ground floor bin store shown on plan 0256-CS3-BAR-03-00-DR-A-05-0120_P05) shall open outwards onto adjacent public highway.*	Updated wording to reflect updated ground level GA Plan.
34 – Cycle Parking	*Prior to the first occupation of the office accommodation the 122 cycle parking spaces shall be fully implemented as shown in dwg 0256-CS3-BAR-03-00-DR-A-05-0120 P03.*	*Prior to the first occupation of the office accommodation the 122 cycle parking spaces shall be fully implemented as shown in dwg 0256-CS3-BAR-03-00-DR-A-05-0120 P05.*	Updated wording to reflect updated ground level GA Plan.
40 – Ground Level Commercial Units Use Class	*Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification): the ground floor units as shown in dwg 0256-CS3-BAR-03-00-DR-A-05-0120 P03 hereby approved shall only be used for flexible commercial units (Use Classes E a (excluding convenience retail), b, c, e, f).*	*Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification): the ground floor units as shown in dwg 0256-CS3-BAR-03-00-DR-A-05-0120 P05 hereby approved shall only be used for flexible commercial units (Use Classes E a (excluding convenience retail), b, c, e, f).*	Updated wording to reflect updated ground level GA Plan.

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Appendix B – List of Updated Plans and Drawings

Drawing Name	Approved Drawing Reference	New Drawing Reference
Architectural Plans		
Proposed Site Plan	CS3-BAR-03-XX-DR-A-05-0100-P04	CS3-BAR-03-XX-DR-A-05-0100-P06
Proposed Street Elevations-Sheet 01	CS3-BAR-03-ES-DR-A-05-0110-P03	CS3-BAR-03-ES-DR-A-05-0110-P05
Proposed Street Elevations-Sheet 02	CS3-BAR-03-ES-DR-A-05-0111-P03	CS3-BAR-03-ES-DR-A-05-0111-P06
Proposed Ground Floor Plan GA	CS3-BAR-03-00-DR-A-05-0120-P03	CS3-BAR-03-00-DR-A-05-0120-P05
Proposed Mezzanine Plan GA	CS3-BAR-03-MZ-DR-A-05-0121-P03	CS3-BAR-03-MZ-DR-A-05-0121-P05
Proposed Levels: 01,03,05,07,09,11,13 Plan GA	CS3-BAR-03-ZZ-DR-A-05-0122-1-P01	CS3-BAR-03-ZZ-DR-A-05-0122-1-P02
Proposed Levels: 02,04,06,08,10,12 Plan GA	CS3-BAR-03-ZZ-DR-A-05-0122-2-P01	CS3-BAR-03-ZZ-DR-A-05-0122-2-P02
Proposed 14th Floor Plan GA	CS3-BAR-03-14-DR-A-05-0123-P03	CS3-BAR-03-14-DR-A-05-0123-P04
Proposed Roof Plan GA	CS3-BAR-03-RF-DR-A-05-0124-P03	CS3-BAR-03-RF-DR-A-05-0124-P05
Proposed Section A-A	CS3-BAR-03-XX-DR-A-05-0130-P03	CS3-BAR-03-XX-DR-A-05-0130-P05
Proposed Section B-B	CS3-BAR-03-XX-DR-A-05-0131-P03	CS3-BAR-03-XX-DR-A-05-0131-P05
Proposed Section C-C	CS3-BAR-03-XX-DR-A-05-0132-P03	CS3-BAR-03-XX-DR-A-05-0132-P05
Proposed Section E-E	CS3-BAR-03-XX-DR-A-05-0134-P03	CS3-BAR-03-XX-DR-A-05-0134-P05
Proposed Section F-F	CS3-BAR-03-XX-DR-A-05-0135-P03	CS3-BAR-03-XX-DR-A-05-0135-P05
Proposed Section G-G	CS3-BAR-03-XX-DR-A-05-0136-P03	CS3-BAR-03-XX-DR-A-05-0136-P05
Proposed Elevations: North & East	CS3-BAR-03-ES-DR-A-05-0200-P03	CS3-BAR-03-ES-DR-A-05-0200-P05
Proposed Elevations: South & West	CS3-BAR-03-ES-DR-A-05-0201-P03	CS3-BAR-03-ES-DR-A-05-0201-P06
Landscaping Plans		
Landscape GA	1502A-PLA-XX-XX-DR-L-0001 REV P06	L014-PIE-90-ZZ.00-D-L-000001-P17
Hardworks Layout	1502A-PLA-XX-XX-DR-L-0002 REV P04	L014-PIE-90-ZZ.00-D-L-000002-P14

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Drawing Name	Approved Drawing Reference	New Drawing Reference
Softworks Layout	1502A-PLA-XX-XX-DR-L-0003 REV P04	L014-PIE-90-ZZ.00-D-L-000003-P12
Proposed Levels	1502A-PLA-XX-XX-DR-L-0005 REV P05	L014-PIE-90-ZZ.00-D-L-000005-P16
Redline Boundary Plan	1502A-PLA-XX-XX-DR-L-1000 REV P03	L014-PIE-90-ZZ.00-D-L-001000-P06
Kerbs and Edges Layout	1502A-PLA-XX-XX-DR-L-0008 REV P04	L014-PIE-94-ZZ.00-D-L-000008-P10
Lighting Strategy	1502A-PLA-XX-XX-DR-L-0007 REV P04	L014-PIE-96-ZZ.00-D-L-000007-P10
Furniture Layout	1502A-PLA-XX-XX-DR-L-0006 REV P04	L014-PIE-97-ZZ.00-D-L-000006-P11
Tree Planting Plan	1502a-PLA-XX-XX-DR-L-0004-P04	L014-PIE-99-ZZ.00-D-L-000004-P14